



The Co-operative Group
Imperial Palace
37 Belmont Grove
Havant PO9 3PT

Planning Design and Access Statement

April 2020

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Appendix 1: Letter from Imperial Palace Restaurant business owner

Appendix 2: Havant Borough Council Pre-application Advice

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1. Introduction and Background

1.1. This Report comprises a Planning Statement prepared by Peacock + Smith on behalf of our client, The Co-operative Group (herein referred to as 'The Co-op'), in support of a planning application for the conversion of an existing restaurant to a foodstore (A1 Use Class), including extensions and alterations to the associated car park at 37 Belmont Grove, Havant PO9 3PT.

1.2. The proposed development for which planning permission is sought is described as follows:

Extension and conversion of restaurant (Use Class A3) to foodstore (Use Class A1)

1.3. This application is supported by the following plans prepared by Inspire Design:

- Location Plan – 163094 AD21
- Existing Site Plan – 163094 AD22A
- Proposed Site Plan – 163094 AD30C
- Proposed Elevations Sheet 1 – 163094 AD41
- Proposed Elevations Sheet 2 – 163094 AD42

1.4. This application is also supported by the following reports/ assessments:

- Arboricultural Impact Assessment and Method Statement prepared by Ground Control Limited
- Transport Statement prepared by Transport Planning Associates

Purpose and Structure of Report

1.5. The Report seeks to address all relevant planning considerations prior to drawing conclusions as to the merits of the application.

1.6. The remainder of this Report is structured as follows:

- (a) **Section 2:** describes the site and discusses the planning history;
- (b) **Section 3:** describes the proposed development;
- (c) **Section 4:** positions the proposals in the context of planning policy;
- (d) **Section 5:** analyses the planning considerations relevant to the proposal; and
- (e) **Section 6:** sets out the overall conclusions.

2. Site Description and Planning History

Site Description

- 2.1. The site to which this application relates is located at 37 Belmont Grove, Havant. It is bound by Bedhampton Road to the south and Belmont Grove to the north. The Imperial Palace restaurant sits within the western portion of the site and its ancillary car park site to the east.
- 2.2. The site is adjoined to the west and beyond by residential dwellings and sits opposite four retail units to the east. The wider area is predominately residential dwellings with dispersed community uses.

Planning History

- 2.3. This section of the report details the planning history of the site that is relevant to the proposed development.
- 2.4. The site was formerly occupied by The Belmont Public House, which was converted to the Imperial Palace restaurant under Permitted Development Rights. The Council's planning records do not have a clear timeline of when this occurred, however it appears to have taken place prior to April 2010.
- 2.5. According to the Council's online planning records, the following applications have been submitted over the site:
- 90/50093/001 Retention of satellite dish on south (front) elevation – Approved
 - 98/50093/003 Alterations to existing car park layout (part retrospective) – Approved
 - 00/50093/004 Canopy to internal yard area to north/west – Approved
 - 01/50093/005 Single storey flat roof extension to existing kitchen (south elevation) and formation of garden furniture compound on west boundary – Approved
 - 01/50093/006 Single storey flat roof extension to existing kitchen (south elevation) – Revised application – Approved
 - 06/50093/007 Extension to existing restaurant and extension to existing ladies toilet with new disabled access ramp – Approved
 - 06/50093/008 Single storey extension to bar/ restaurant to front (east) and side (north) elevations, new disabled toilet and access ram to north elevations, revision to car parking layout – Refused

- APP/10/00518 Retention of 1No. externally illuminated fascia sign to east elevation, 1No. externally illuminated sign to south elevation and 2No. externally illuminated post signs to south and east boundary – Approved

3. Proposed Development

Design

- 3.1. The proposed development for which planning permission is sought would result in extensions and conversion of the existing restaurant to create a new foodstore. The proposed store includes a net sales area of 235sqm (2,527sqft) and back of house area of 120sqm (1,294sqft). The existing building will be extended to the southwest and northeast at ground floor level. In total, the proposed development will result in an increase in floor area of approximately 99sqm (gross internal area).
- 3.2. The existing residential unit located at first floor level (94sqm gross internal area) will be converted to a void area and will not be occupied by the proposed foodstore.
- 3.3. The proposals will also include the provision of 20 car parking spaces, including 1 disabled space, and 4 bicycle parking spaces. Vehicles, including delivery and service vehicles, will be able to access the site via the existing access from Belmont Grove. The access point will be widened to 6.5m as part of the proposed works.
- 3.4. External alterations to the existing building will also be required to facilitate the proposed change of use. These include the installation of glazing and a new entrance along the north-eastern façade; a new entrance ramp and stair; and, a series of external improvements as detailed on the submitted proposal plans. New Co-op signage will also be required; however this will be dealt with through a separate advertisement consent application.
- 3.5. New plant equipment will be installed within the proposed enclosure located on the building's south-western elevation. The plant equipment will be subject to a separate planning application that has been submitted concurrently with this application.

Hours of Operation and Deliveries

- 3.6. The store is proposed to operate between the hours of 0600 to 2300 daily including Sundays and Bank Holidays. Deliveries will take place between 0600 and 2000; however the core delivery hours will be between 0700 and 1300. Earlier deliveries will be limited to a single daily delivery of newspapers and magazines, which will take place at the store entrance along the north-east façade via a trade vehicle. Evening deliveries will be limited to 3-4 times per week. As such, we expect noise impacts from these deliveries to be minimal.

- 3.7. Based on this, the applicant would be willing to accept a condition limiting the delivery hours to 0700 to 2000 daily, with the exception of newspapers and magazines.

The Co-operative Group Ltd

- 3.8. The Co-operative Group is one of the world's largest consumer co-operatives, owned by millions of members. They are the UK's fifth biggest food retailer with more than 2,500 local, convenience and medium-sized stores. The group also provides other services including funeral care, insurance, legal services and digital services.
- 3.9. The Group employs nearly 70,000 people and are a recognised leader for social goals and community-led programmes. The Co-op gave 1% of what the members spend on Co-op own branded products as well as money from sales of carrier bags to fund local community projects near our stores and funeral homes. In 2017 the Co-op gave £20m to over 8,000 local projects.
- 3.10. A Co-op store will typically include products such as fresh fruit, vegetables and meat; bread and other bakery products; freshly prepared ready meals; as well as a limited supply of household items (such as happies, cleaning products, toiletries etc). Deliveries are normally undertaken during trading hours and can be scheduled to avoid any particularly sensitive times.
- 3.11. An important distinction between a convenience store and a traditional supermarket is that a convenience store does not offer a 'one-stop-shop' meaning that very often shoppers will need to go elsewhere to complete their shopping trip.
- 3.12. In this regard, a Co-op convenience store will complement, rather than compete with, existing local traders or services, providing considerable potential for linked trips and other spin-off trade, which often are to specialist or independent retailers.
- 3.13. A typical Co-op convenience store of a similar size to the proposal employs around 20 people in both part-time and full-time roles.

4. Planning Policy

- 4.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the determination of planning applications to be made in accordance with the statutory development plan, unless material considerations indicate otherwise.
- 4.2. The statutory development plan consists of the following documents:
- Havant Borough Local Plan (Core Strategy) March 2011
 - Havant Borough Local Plan (Allocations) July 2014
- 4.3. Other material considerations which are relevant to the determination of the planning application include:
- The National Planning Policy Framework February 2019 (NPPF)
 - National Planning Practice Guidance
 - Pre-Submission Havant Borough Local Plan 2036 (January 2019)
 - Supplementary Planning Documents, where relevant to the issues under consideration in this application
- 4.4. This section identifies the relevant areas and policies of national and local, planning documents outlined above.

The Statutory Development Plan

Local Plan (Core Strategy) March 2011

- 4.5. Havant Borough Council's Core Strategy was adopted in March 2011 and sets the planning framework for the communities that form part of the Borough. The document describes the long term vision and objectives for the Borough until 2026.
- 4.6. Policy CS4 Town, District and Local Centres seeks to deliver new retail floor space within the town and district centres of the borough up to 2016. Planning permission will be granted for proposals that:
1. *"Promote and enhance the following hierarchy of identified centres as shown on the Proposals Map:
Town Centres - Havant and Waterlooville
District Centres - Cowplain, Emsworth, Leigh Park and Mengham/Gable Head
Local Centres - Bedhampton, Crookhorn, Grassmere Way, Hambledon Parade, Middle Park Way, Milton Road, Purbrook, Rails Lane, West Town and Widley.*
 2. *Enhance the evening economy of the town and district centres.*

3. *Retain and enhance local markets.*
 4. *Support small and independent businesses.*
 5. *Encourage high quality, mixed-use development in designated centres that retain active ground floor frontages."*
- 4.7. Policy CS16 discusses the importance of high-quality design and seeks to grant planning permission for,

"Development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. *Responds to, draws inspiration from and respects local context and:*
 - a) *Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;*
 - b) *Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;*
 - c) *Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;*
 - d) *Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and*
 - e) *The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.*
2. *Produces a positive relationship between buildings, street and spaces both existing and proposed, where:*
 - a) *The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;*
 - b) *New streets are not dominated by vehicular traffic;*
 - c) *The layout of the development is legible, meaning it is easy to orientate oneself and move through.*
3. *Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.*
4. *Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.*
5. *Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.*
6. *Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.*
7. *Adapts to the changing needs of the users and the changing climate over the lifespan of the building."*

- 4.8. Policy CS17 seeks to locate development within the existing urban areas of the borough. It states that,

"Development will be permitted that makes the most effective use of land in the borough by granting planning permission that:

- 1. Concentrates new housing, employment, retail, leisure and other development within the five urban areas of Havant, Leigh Park, Waterloo, Emsworth and Hayling Island, as shown on the Proposals Map.*
- 2. Prioritises development on previously developed land, including redundant, derelict or underused land and buildings within the urban area.*
- 3. Broadly distributes the new housing and employment development in the five areas of the borough as indicated on the Spatial Distribution Map (Key Diagram).*

Development in the non-urban areas will only be permitted if it is consistent with the policies for the countryside set out in national policy."

- 4.9. Policy DM2 aims to protect existing community facilities and shops. It states that proposals for the change of use or loss of any premises of land used as a community service or facility will not be supported unless:

- 1. "It has been demonstrated, through an active marketing process that the premises or land are no longer viable for their authorised use or any other use which would provide a beneficial facility to the local community.*
- 2. The facility is no longer required for a community use or that there is an easily accessible existing or new facility for the community it is intended to serve."*

- 4.10. It should be noted that the restaurant that currently occupies the site is not classified as a community facility or service. The policy's supporting text refers to typically uses that fall into the D1 Use Classes such as health and education facilities, places of worship, community halls and public houses. Nonetheless, the restaurant's business format has evolved over the last few years and takeaways are now the predominant form of business as opposed to dine-in customers. Therefore, it will be relocated to a more suitable site that will allow it to provide a takeaway offer only.

- 4.11. Policy DM8 Conservation, Protection and Enhancement of Existing Natural Features seeks to permit development,

"Where it protects and enhances local habitats and landscape distinctiveness and which addresses all of the relevant criteria as set out below:

- 1. Protects natural features of nature conservation and/or amenity importance on the site, for example trees, woodlands, hedgerows, soils, streams, stream corridors, springs, ditches or ponds from damage, destruction and a deterioration in quality.*
- 2. Sympathetically incorporates existing features into the overall design of the scheme including measures taken to ensure their continued survival.*
- 3. Provides new landscape works that integrate successfully with the local environment and existing natural features, using local materials and plant species and making provision for future maintenance of new landscape works associated with new developments.*
- 4. Ensures sequences of greenspaces are maintained and protects the attractiveness and visual amenity of all green open spaces that contribute to the identity of the borough."*

4.12. Policy DM10 requires new developments to manage pollution of water, air or soil or pollution through noise, smell, smoke, fumes, gases, steam, dust, vibration, light, heat, electromagnetic radiation and other pollutants. It states that development will be permitted where it meets the following criteria:

1. *"The health and safety of existing and future users of the site, or nearby occupiers and residents is not put at risk.*
2. *National air quality standards or objectives would not be breached.*
3. *The water environment would not be detrimentally affected.*
4. *It would not lead to an unacceptable deterioration in the quality or potential yield of coastal, surface and ground water resources.*
5. *External lighting is of the minimum level of illumination and duration required for security and operational purposes.*
6. *External lighting would not interfere with safe navigation in either Chichester or Langstone Harbours and other coastal locations"*

4.13. DM11 encourages developments to promote sustainable travel. The council will seek to,

"Ensure that every opportunity is taken to increase integration of sustainable travel modes and availability of non-motorised modes by appropriate measures including:

1. *Securing on-site and/or off-site interventions that promote integrated travel and access by non-motorised modes.*
2. *Requiring safe and secure vehicular and cycle parking and turning facilities to adopted standards.*
3. *Securing appropriate improvements to public and community transport (including infrastructure requirements) in accordance with the Hampshire Local Transport Plan and (where applicable) the relevant sub-regional transport strategy.*
4. *Proposals for reducing opportunities for informal parking in the area surrounding the development where this would impact on the capacity, operation and safety of the local highway network and/or the amenity of the locality.*
5. *Ensuring that new developments are located and designed at the outset to encourage lower vehicle speeds and safe, permeable, inclusive layouts that integrate with existing pedestrian, cycle and public transport routes. This will facilitate and encourage short distance trips by cycle and walking, including to public transport interchanges. "*

4.14. DM12 continues, highlighting mitigation criteria for impacts of travel for new developments, including the environmental impacts of travel (such as noise, air and visual pollution) and impacts on amenity, health and climate change. The policy requires major developments to submit a transport assessment and travel plan alongside any planning application and a transport statement to explain any changes to travel demand.

4.15. DM14 requires new non-residential developments to provide parking for cars, motor cycles and cycles in accordance with the relevant standards and in appropriate locations.

Havant Borough Local Plan (Allocations) July 2014

4.16. The Havant Borough Local Plan (Allocations) was adopted in July 2014, following adoption of the Core Strategy. The document allocates land to help deliver the development requirements for housing and employment set out in the Core Strategy. Whilst the site is not allocated under the Local Plan, the document also includes a number of development management policies to help guide development within the Borough until 2026, which are applicable to the proposals.

4.17. Policy DM19 discusses small shops outside town, district and local centres. It states that,

"Planning permission will be granted for small local shops outside Town, District and Local Centres provided:

- 1. The net sales area is less than 150 square metres; and*
- 2. There are no other suitable or available sites within or on the edge of the nearest town, district or local centre."*

Other Material Considerations

National Planning Policy Framework (NPPF) (February 2019)

4.18. The NPPF was first published in March 2012; however it was revised in February 2019, and contains national planning policy on a variety of subjects and how these are expected to be applied.

4.19. The NPPF (paragraph 2) requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. It continues, stating that development plans should be prepared in accordance with the NPPF and it is a material consideration when deciding planning applications.

4.20. The NPPF (paragraph 8) confirms that the purpose of the planning is to achieve sustainable development, which has three overarching objectives. All three objectives are interdependent and should be pursued in mutually supportive ways. The three objective are:

- **An economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **A social objective** – to support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

- **An environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- 4.21. Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. It encourages Local Planning Authorities to positively seek opportunities to meet development needs (paragraph 11a), and to approve development proposals that accord with the development plan without delay (paragraph 11c).
- 4.22. Paragraph 80 indicates the government's strong commitment to building a strong and competitive economy. It places significant weight on,
- 'the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.'*
- 4.23. Part 7 of the NPPF, titled 'Ensuring the vitality of town centres', sets out the national policies for supporting the positive growth, management and adaptation of town centres. Paragraph 86 outlines the hierarchy of locations for main town centre uses. It states that,
- 'main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.'*
- 4.24. Paragraph 87 discusses the criteria that should be adhered to when considering edge of centre and out of centre proposals. It highlights that preference should be given to sites that are well connected and accessible; and opportunities to utilise suitable town centre sites for the proposals are fully explored before development outside town centres is considered.
- 4.25. Paragraph 89 states that local authorities should require an impact assessment for developments in excess of 2,500sqm of gross floorspace of retail and/or leisure space outside of a town centre (if no local threshold is set). It should include assessment of:
- a) *'the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and*
 - b) *'the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme).'*
- 4.26. If an application fails to satisfy the requirements of the sequential test (paragraph 87 of the NPPF) or is likely to have significant adverse impact on points a) and/or b) of paragraph 89 above, local authorities are directed to refuse the application.

4.27. The NPPF encourages the creation of high quality buildings and places in order to create better places in which to live and work. In fact, Paragraph 130 recommends that developments of poor design that fail to improve the character and quality of an areas are refused. Paragraph 131 also continues, stating that great weight should be given to proposals with outstanding and innovative designs, which promote high levels of sustainability.

4.28. Paragraph 127 of the NPPF sets out criteria that planning decisions should take into account. It seeks to ensure that developments:

- a) 'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'*

Summary

4.29. The statutory development plan contains policies of relevance to the proposals. These policies seek to achieve sustainable development, high quality architectural design and maintain the viability and vitality of existing town centres.

4.30. The NPPF is clear that the purpose of the planning system is to contribute to the achievement of sustainable development and that there are three objectives to sustainable development: an economic objective, a social objective and an environmental objective. All objectives should be mutually pursued.

5. Planning Considerations

5.1. This section provides an assessment of the main considerations against the key policies set out in Section 4 of this Statement. The key considerations are:

- Principle of development
- Loss of local business
- Parking and access
- Impact on residential amenity
- Design
- Trees

5.2. These are considered and discussed, in turn, below.

Principle of the Development

5.3. Havant Borough Council's pre-application advice dated 27 June 2019 confirms that the principle of an A3 use over the application site is acceptable. The advice provided by Council also notes that, if no extensions to the building were pursued, a change of use from A3 to A1 would not require planning permission as this is afforded permitted development rights under The Town and Country Planning (General Permitted Development) (England) Order (as amended).

5.4. The proposed development is located within the urban area of Havant, as defined on Local Plan Policy Map 7 South of Havant and Bedhampton, and seeks to re-use an existing building. As such, the development is supported by Policy CS17 as it; promotes the effective use of land by concentrating development within the existing urban areas, and prioritises development on previously developed land.

5.5. The proposed net sales area is 234sqm, which exceeds the threshold area for small local shops outside of Town, District and Local Centres specified within Policy DM19 of the Borough's Local Plan. The application site is defined in policy terms as an 'out-of-centre' location. Whilst the threshold for a retail impact assessment under paragraph 89 of the NPPF is development in excess of 2,500sqm, for robustness and to address Policy DM19, a brief assessment is also included within this statement.

5.6. The site is located opposite a series of small local shops, including a hairdresser, news agency with small convenience offering, barber shop and a vacant estate agent's office, which at the time of carrying out a site visit on 2 August 2019, appeared to be in the process of being

converted to a beauticians. As such, the application site essentially falls within an undefined local centre, which serves the needs of the small catchment it sits within and supplements the surrounding defined local centres (discussed in detail in paras 5.9-5.10 below).

- 5.7. The proposals seek to deliver a small-scale store which will only serve the local catchment and complement the existing offer within Bedhampton/ Havant. The profile of customers will comprise those living nearby who will generally walk to the store to undertake their regular top-up shopping, possible as a linked trip with nearby uses.
- 5.8. The convenience store is designed as a small 'top-up' facility to meet local residents' needs. It will serve the local residents of Bedhampton who we expect will generally walk to the premises. The product range on offer at the proposed Co-op store will be varied and cater for day to day shopping needs. This will include fresh fruit and vegetables and meat, as well as frozen and pre-prepared products. Additionally, tinned and packaged goods will be available along with general household items.
- 5.9. There are two local centres located within the vicinity of the application site, Bedhampton and Park Lane. Bedfont is located 250m east of the site and approximately a five minute walk away. The centre includes a number of light industrial businesses such as car showrooms and garages alongside takeaway shops, public houses/ restaurants, a number of retail stores and three very small-small/medium sized convenience stores. A site visit carried out on 2 August 2019 confirmed that the centre was in good health, with no visible vacancies.
- 5.10. Park Lane is located 1km north of the application site and approximately a fifteen minute walk away. The centre offers a petrol station with adjoining coffee shop, takeaway shops, pharmacy, betting shop and two medium sized convenience stores; one of which is a Co-op store. A site visit carried out on 2 August 2019 confirmed there was one vacancy within centre; however the size of the unit was not suitable to accommodate the proposed development.
- 5.11. Therefore, whilst the site sits outside the boundaries of the defined local centres and slightly exceeds the net sales area threshold defined within Policy DM19 (150sqm), due to its location within an undefined local centre and complementary nature, it is considered that the proposals are acceptable within the proposed location. Furthermore, the low vacancy rates within the Bedhampton and Park Lane Local Centres, means that there are no viable alternative sites within the defined local centres.

Loss of Business

- 5.12. Policy DM2 of the Council's Local Plan seeks to protect community facilities and shops. The restaurant which is currently situated on the application site is not classified as a community facility nor a shop and therefore is not protected under this policy.
- 5.13. Notwithstanding this, it is proposed to relocate the restaurant to an alternative location that is more suited to the business's operation. Since its opening, the restaurant's business model has evolved and majority of its trade is now generated from take-away orders. It is therefore no longer financially viable for the restaurant to operate from such a large premise. As such, it is intended to relocate the business to a more suitable location that allows for its continued operation. A letter from the business owner is included at **Appendix 1**, which confirms this position.

Parking and Access

- 5.14. This application is supported by a Transport Statement prepared by Transport Planning Associates. The statement confirms that the proposals are compliant with national and local transport planning policies.
- 5.15. The development includes a total of 20no. car parking spaces, including 1no. disabled parking space. The proposals also provide 4no. bicycle parking spaces. Whilst the number of car parking spaces falls short of the required amount under Havant Borough Council's Core Strategy, the Co-op's customers often do not spend more than 15 minutes within the store given its top-up basket offer. As such, it is not anticipated that the car park will ever be at full capacity and cause stress on street parking within the surrounding streets. Section 5 of the Transport Statement submitted with this application provides further detail on this assessment
- 5.16. In respect of servicing and refuse collection for the proposed store, this will take place in the car park and the Transport Statement confirms that the maximum size of delivery and refuse vehicle to be utilised is a 12.6m rigid vehicle. Swept path diagrams have been included in the transport statement to demonstrate that servicing can be accommodated wholly within the site and vehicles are capable of entering and exiting the site in a forward gear.

Impact on Residential Amenity

- 5.17. As there are residential properties within the vicinity of the application site, it is necessary to assess the potential impact on residential amenity. The Co-op operate many small convenience

stores in close proximity to residential properties. They place importance on being a 'good neighbour', particularly given their neighbours will also be their customers.

- 5.18. At present, there are no planning conditions which restrict the days and hours of use for the restaurant that currently operates on the application site; however it is open from 1730 to 2300 on Fridays and Saturdays, and 1730 to 2215 on Monday – Thursdays.
- 5.19. It is clear that the site already generates vehicle and pedestrian movements, particularly in the evenings. The small-scale Co-op store will add to this level of activity; however this will spread out throughout the day and evening. As such we do not consider this will result in any significant impacts on neighbouring amenity.
- 5.20. The proposed opening hours of the store are 0600 to 2300 daily, with majority of deliveries occurring between 0700 and 1300 with a small amount of deliveries occurring between 0600 and 2000. Given the existing operating hours of the restaurant business currently on site, it is considered that the proposed hours will not result in adverse impacts on the residential amenity of surrounding properties. An appropriate condition limiting deliveries to between the hours of 0700 and 2000 daily with the exception of newspaper and magazine deliveries would be acceptable to the applicant in order to maintain the amenity of surrounding residential properties.
- 5.21. It should be noted that a separate application is submitted concurrently with this application relating to the plant and equipment enclosure, which will be located along the north-west façade of the building. This separate application is supported by an Acoustic Report prepared by Noise Solutions Limited.

Design

- 5.22. Planning policy at both national and local levels stipulates the importance of high-quality design that all planning applications for economic development should be assessed against. This includes whether the proposal achieves a high quality safe, sustainable and inclusive design which takes the opportunities available for improving the character and quality of the area and how the development contributes to the social, economic and environmental elements of sustainability through fundamental design principles.
- 5.23. The proposals have been carefully designed to achieve a high standard of quality that is cohesive with the Bedhampton area whilst still achieving sustainable and inclusive design. In doing so, the development will be in accordance with Policy CS16 of the Borough's Local Plan.

Trees and Landscape

- 5.24. The application site is not subject to landscape or ecological designations, nor does it contain any Tree Preservation Orders. However, in support of this application, an Arboricultural Impact Assessment has been submitted alongside this statement by Ground Control Professional Services.
- 5.25. The assessment confirms that a total of 6no. trees will be removed to accommodate the proposals and landscape improvements. All trees proposed for removal are of a Category C rating. An additional Category U tree is also recommended to be removed due to health and safety reasons. The assessment concludes that the loss of amenity value as a result of the proposed tree works will be minor in nature. A number of mitigation measures have been recommended including a Tree Protection Plan (also submitted with this application) and seasonal felling.

6. Conclusion

- 6.1. This report has demonstrated that the proposed change of use and extensions to the Imperial Palace Restaurant, Bedhampton, Havant is compliant with relevant local and national planning policy. The proposed small-scale convenience store will seek to meet the local residents' day-to-day shopping needs. It will encourage linked trips with other local facilities located within the immediate vicinity.
- 6.2. It has been shown that the proposed development will not have a significant impact on residential amenity, the local highway network or the landscape amenity of the Bedhampton area.
- 6.3. In light of the above, and in the context of the presumption in favour of sustainable development within the NPPF, we therefore respectfully request that this application is approved.